



3194 Johnson Road Salmon Arm British Columbia

\$1,249,000

Tucked quietly among majestic mountain backdrops, this lovingly maintained estate invites you to experience tranquility, privacy, and true pride of ownership. Resting on a completely flat 2-acre lot, this property offers exceptional versatility for families, hobbyists, home-based businesses, and those seeking an unparalleled rural estate lifestyle. A welcoming six-bedroom plus den, four-bath residence has been thoughtfully upgraded over the years, blending comfort, modern convenience, and warm character. The home's expansive main level features a beautifully renovated 2016 chef's kitchen, complete with a built-in Sub-Zero refrigerator, stainless steel NG stove, dishwasher, microwave, bar fridge, dual sink, custom slow-close cabinetry, walk-in pantry with pull-out drawers, and striking quartz countertops. The oversized centre island, with power, storage, and seating, is the perfect gathering place for family and friends. Beyond the home, the property offers an incredible array of outbuildings and amenities. A massive heated workshop—ideal for trades, collectors, or creative pursuits—includes a 2021 one-bedroom/studio suite featuring its own kitchen, 3-piece bath, laundry, NG fireplace, new hot water heater, and parking for 2-4 vehicles. A five-bay pole barn adds even more storage for equipment, toys, or animals. This estate has been diligently modernized with systems designed for long-term peace of mind. (id:6769)

Office 10'2" x 7'10"

4pc Bathroom 9'4" x 7'9"

Bedroom 18'9" x 14'3"

Bedroom 13'9" x 16'1"

Bedroom 14'2" x 8'8"

Bedroom 14'2" x 9'6"

Utility room 23'2" x 14'1"

4pc Bathroom 9'0" x 7'1"

Storage 26'4" x 14'4"

Storage 20'2" x 14'7"

Bedroom 7'11" x 12'1"

Laundry room 7'2" x 5'7"

3pc Bathroom 7'1" x 7'2"

Kitchen 12'5" x 9'5"

Dining room 12'5" x 3'11"

Living room 15'0" x 11'0"

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<https://www.chamberlainpropertygroup.ca/agents/jason-neumann/>



Royal

LePage

#4002 - 2271 Harvey Ave ,
Kelowna, BC,

Phone: (250) 860-1100
lorneayers@royallepage.ca

Recreation room 18'8" x 17'11"

4pc Ensuite bath 6'8" x 10'5"

Storage 26'4" x 26'